

104.0

0003

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

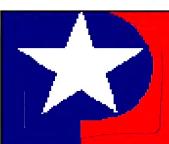
936,100 / 936,100

USE VALUE:

936,100 / 936,100

ASSESSED:

936,100 / 936,100


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
28		LONGMEADOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DANGOL BIBHUSHA	
Owner 2: KHAREL PRASHANTA	
Owner 3:	

Street 1: 28 LONGMEADOW ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: PARKER SUSAN YOON -

Owner 2: PARKER BROCK -

Street 1: 28 LONGMEADOW ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Clapboard Exterior and 2144 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	4									441,000						441,000	

Total AC/Ha: 0.16070

Total SF/SM: 7000

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 441,000

Spl Credit

Total: 441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																										
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good									17	7	15	12																					
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall:	A Bath: 1	Rating:									WDK (408)	8																							
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE		3/4 Bath: 1	Rating: Very Good									30	18		10																					
View / Desir:				A 3QBth:	Rating:											20 FFL (200)																						
GENERAL INFORMATION				1/2 Bath: 1	Rating:									8		UAT																						
Grade: C+ - Average (+)	Year Blt: 1952	Eff Yr Blt:		A HBth:	Rating:									18		SFL																						
Alt LUC:		Alt %:		OthrFix: 1	Rating:											FFL																						
Jurisdct: G13		Fact: .												16		BMT																						
Const Mod:		Lump Sum Adj:														(972)																						
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN				SUB AREA				SUB AREA DETAIL																		
Avg Ht/FL: STD	Prim Int Wal: 1 - Drywall	Sec Int Wall:	%	Location:		Total Units:		Floor:		% Own:		Name:		Exterior:	No Unit	RMS	BRS	FL	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten									
Partition: E - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%										Interior:	1	7	3		FFL	First Floor	1,172	162.970	190,997																
Bsmnt Flr: 12 - Concrete	Subfloor:												Additions:					BMT	Basement	972	48.890	47,521																
Bsmnt Gar:	Electric: 3 - Typical	Insulation: 2 - Typical											Kitchen:					SFL	Second Floor	972	162.970	158,403																
Int vs Ext:	Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W											Baths:					WDK	Deck	408	9.300	3,792																
# Heat Sys: 1	% Heated: 100	% AC:											Plumbing:					UAT	Upper Attic	243	65.190	15,840																
Solar HW: NO	Central Vac: NO	% Com Wal	% Sprinkled										Electric:																									
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																										
SPEC FEATURES/YARD ITEMS				PARCEL ID 104.0-0003-0003.0												IMAGE																						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																					
More: N	Total Yard Items:													Total Special Features:													Total:											